

PENDING DECISIONS LIST

WEEK 18 2018
27 April 2018 to 4 May 2018

BEDFONT, FELTHAM & HANWORTH AREA

Minor & Householder Applications to be recommended for REFUSAL

Item	Address	Ward	Ref. No.	Case officer details
1	1 Hedges Close, TW14 0AP	Feltham North	02916/1/P1	walter.hawkins@hounslow.gov.uk
Proposal	Erection of a two storey side extension			
No. of submissions: 2 (1 objection)	<u>Summary of objections</u> - Loss of light to neighbouring properties. <u>Summary of likely reasons for refusal</u> - Harm to the living conditions of neighbouring residents. - No information to demonstrate that the proposal would not harm the trees within close proximity to the development.			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
2	53 Imperial Road, TW14 8AE	Bedfont	00636/53/P1	walter.hawkins@hounslow.gov.uk
Proposal	Erection of a single storey side / rear extension to the house			
No. of submissions: 1	<u>Summary of objections</u> - Concern over noise from late night activity. <u>Summary of likely reasons for refusal</u> - Would harm the character and appearance of the original house and the surrounding area. - Harm to neighbours' living conditions			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
3	158A Hounslow Road, TW13 6AA	Hanworth	00632/158A/P12	walter.hawkins@hounslow.gov.uk
Proposal	Erection of a two-storey house adjacent to 158A			
No. of submissions: 0	<u>Summary of likely reasons for refusal</u> - Harm to the character and appearance of the area. - Insufficient information to demonstrate that the proposal would not result in displaced parking and servicing for no. 158a. - Poor standard of accommodation.			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
4	14 Imperial Road, TW14 8AG	Bedfont	00636/14/P1	walter.hawkins@hounslow.gov.uk
Proposal	Erection of part single part two-storey side and rear extension to the house			
No. of submissions: 0	<u>Summary of likely reasons for refusal</u> - Harm to the character and appearance of the property.			
Outcome	Delegated decision			

Minor & Householder Applications to be recommended for Approval with objections

Item	Address	Ward	Ref. No.	Case officer details
1	11 Sherborne Road, TW14 8ES	Bedfont	01013/11/P2	leo.hall@hounslow.gov.uk
Proposal	Erection of a two-storey side extension to the house			
No. of submissions: 1	<u>Summary of objections</u> - Loss of parking after completion of proposal; on-going congestion issues <u>Summary of reasons for approval</u> - Complies with Residential Extensions Guidelines and no unacceptable effect on traffic and parking			
Outcome	Delegated decision			

PENDING DECISIONS LIST

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CENTRAL HOUNSLOW AREA**Minor & Householder Applications to be recommended for REFUSAL**

Item	Address	Ward	Ref. No.	Case officer details
1	37 Kingsley Road, TW3 1PA	Hounslow Central	00667/37/P2	george.clarke@hounslow.gov.uk
Proposal	Retrospective application for the conversion of the front part ground floor to an office (B1) & alterations to the rear part ground, first and second floors to create a multi-storey dwelling with the erection of a new rear roof extension.			
No. of submissions: 0	<u>Summary of likely reasons for refusal</u> - Inappropriate office location - Unsatisfactory living conditions for future residents			
Outcome	Delegated decision			

Minor & Householder Applications to be recommended for Approval with objections

Item	Address	Ward	Ref. No.	Case officer details
1	31 Denbigh Road, TW3 4DU	Hounslow Central	00344/31/P1	kosma.nykiel@hounslow.gov.uk
Proposal	Erection of part two storey, part single storey side and rear extensions and new front porch			
No. of submissions: 2	<u>Summary of objections</u> - More intensive occupation would have detrimental impact upon the quality of life of the neighbours - Increased car parking pressure - Loss of sunlight due to the first floor rear extension <u>Summary of reasons for approval</u> - No harm to the appearance of the area nor to neighbours Note: Was placed on the Week 13 List with recommendation for refusal. Drawings now amended to comply with Residential Extensions Guidelines and avoid the subdivision of the house.			
Outcome	Delegated decision			

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CHISWICK AREA**Minor & Householder Applications to be recommended for REFUSAL**

Item	Address	Ward	Ref. No.	Case officer details
1	Ground Floor Flat, 53 Wilton Avenue, W4 2HX	Chiswick Homefields	01211/53(GF)/P1	tom.bradfield@hounslow.gov.uk
Proposal	Erection of a single storey rear extension and single storey detached outbuilding to the rear of the flat			
No. of submissions: 1	<u>Summary of objections</u> - Concern over outbuilding being used as residential - Rear access to outbuilding - Maintenance and runoff from outbuilding would not be available <u>Summary of likely reasons for refusal</u> - Harm to neighbour's living conditions Note: If amendments remove the wraparound and reduce overall depth to match no. 51, then approval is recommended			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
2	Land Adjacent to 77 Grove Park Road, W4 3QD	Chiswick Riverside	00527/77/P8	sam.smith@hounslow.gov.uk
Proposal	Demolition of the existing garage and construction of a two-storey house			
No. of submissions: 6	<u>Summary of objections</u> - Harm to neighbours living conditions - Harm to the character and appearance of the street within the Grove Park Conservation Area - Increased parking pressures - Loss of garden space - Overdevelopment of the area <u>Summary of likely reasons for refusal</u> - Harm to the character and appearance of the Grove Park Conservation Area - Overdevelopment of site - Poor standard of accommodation through unacceptable head height to first floor - Introduces more vulnerable use (House with below-ground level floor) in Flood Zone 3 fails to assess associated Flood Risk.			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
3	10 Bailey Mews, W4 3PZ	Chiswick Riverside	01737/10/P2	john.cooney@hounslow.gov.uk
Proposal	Erection of a single storey rear extension and rear roof extension to the house			
No. of submissions: 1	<u>Summary of objections</u> - Harm to character of property and Conservation Area - Overlooking of neighbours <u>Summary of likely reasons for refusal</u> - Harm to character of property and Conservation Area Note: If amended drawings reduce the rear roof extension to half the width of the roof, may be recommended for approval.			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
4	Staithe House, W4 2PR	Chiswick Homefields	00250/AM/P9	ollie.jones@hounslow.gov.uk
Proposal	Erection of a two storey garden house to replace existing with formation of basement below			
No. of submissions: 1	<u>Summary of objections</u> - Basement does not adhere to the Council's planning guidance on outbuildings - Appeal decision from previous application has been disregarded - Addition of basement and large bedrooms and bathrooms will create noise and general disruption - Harm to tree at Orchard House with no details or specific drawings to indicate how the root system can be protected - Contrary to NPPF <u>Summary of likely reasons for refusal</u> - Formation of basement may harm neighbouring trees with preservation orders. - Creation of primary living space. Note: If an arboriculturalist report is submitted which examines any potential harm to the neighbouring trees through excavation works and this is considered satisfactory, along with the removal of any addition primary living facilities, the application may be considered for approval under delegated authority.			
Outcome	Delegated decision			

Minor & Householder Applications to be recommended for Approval with objections

Item	Address	Ward	Ref. No.	Case officer details
1	Land Outside 35 Ellesmere Road, W4 3DU	Chiswick Riverside	00392/O/S35/P2	sam.smith@hounslow.gov.uk
Proposal	Removal of condition 5 (retractable cabling) of planning permission 00392/O/S35/P1 approved 27/11/2017 for the installation of a Rapid Charging Point, feeder pillar and associated works on the footpath and carriageway outside 35 Ellesmere Road (A4 Great West Road)			
No. of submissions: 1	<u>Summary of objections</u> - Harm to property values - Increased anti-social behaviour, noise and disturbance - Inappropriate design within Conservation Area - Increased litter - Alternative locations more appropriate - Loss parking <u>Summary of reasons for approval</u> - Condition 5 cannot be complied with due to design and safety limitations of Charging Point and the impact this condition sought to address is outweighed by wider public environmental benefits charging point would deliver, therefore removal of this condition would be acceptable.			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
2	37 Grove Park Road, W4 3RU	Chiswick Riverside	00527/37/P6	sam.smith@hounslow.gov.uk
Proposal	Erection of a first floor side extension to the house			
No. of submissions: 1	<u>Summary of objections</u> - Harm to neighbours' living conditions - Harm to the character and appearance of the area <u>Summary of reasons for approval</u> - Proposed development would be of an appropriate design and would not harm neighbours living conditions			
Outcome	Delegated decision			

Wards: Turnham Green – Chiswick Homefields – Chiswick Riverside

Item	Address	Ward	Ref. No.	Case officer details
3	12A Marlborough Road, W4 4ET	Turnham Green	00739/12A/P1	sam.smith@hounslow.gov.uk
Proposal	Replacement of the existing single glazed windows with double glazed timber & UPVC windows. Replacement of existing timber single glazed doors with composite double glazed doors.			
No. of submissions: 1	<u>Summary of objections</u> - Windows should be timber throughout <u>Summary of reasons for approval</u> - Proposal would preserve the character of the property within the Wellesley Road Conservation Area as UPVC windows would be to side and rear elevations with limited visibility from public realm.			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
4	47b Cambridge Road South, W4 3DA	Chiswick Riverside	00197/47B/P3	tom.bradfield@hounslow.gov.uk
Proposal	Erection of a part two-storey, part single-storey rear extension, alterations to front garden and extension to width of vehicular access			
No. of submissions: 2	<u>Summary of objections</u> - Lack of notification - Loss of light - Lack of information - Harm to host property and character of the area - Scale of rear extensions - Harm to Conservation Area <u>Summary of reasons for approval</u> - Single storey rear extension would be similar in depth to adjoining neighbour and the rear facing window is to a kitchen, so would not cause harm. - The size and the set off of the first floor rear extension would not result in any harm. - Given the extensions at surrounding properties, it is not considered that there would be any harm to the Conservation Area			
Outcome	Delegated decision			

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HESTON & CRANFORD AREA**Minor & Householder Applications to be recommended for REFUSAL**

Item	Address	Ward	Ref. No.	Case officer details
1	14 The Crossways, TW5 0JL	Heston Central	00329/14/P3	kosma.nykiel@hounslow.gov.uk
Proposal	Erection of a two storey detached house with associated car parking, bin and cycle storage			
No. of submissions: 1	<u>Summary of objections</u> - Loss of light - Loss of a view - Overlooking of the garden <u>Summary of reasons for refusal</u> - Harm to the appearance of the area Note: If amended plans reduce the angle of the roof to match the proposed front gable, approval under delegated powers may be recommended (No harm to neighbours' living conditions; Sympathetic to the appearance of the area; Satisfactory living conditions)			
Outcome	Delegated decision			

Minor & Householder Applications to be recommended for Approval with objections

Item	Address	Ward	Ref. No.	Case officer details
1	52 New Heston Road, TW5 0LJ	Heston Central	00788/52/P1	george.clarke@hounslow.gov.uk
Proposal	Erection of outbuilding in rear garden for use as a gym			
No. of submissions: 1	<u>Summary of objections</u> - Bathroom would allow future use as residential unit - Rear door should be removed - The outbuilding is not set off the boundaries <u>Summary of reasons for approval</u> - The outbuilding would be of a similar scale and position as extension neighbouring outbuildings and would not harm the appearance of the area - A condition can be applied to any planning permission in order to regulate the future use of the outbuilding - There is no rear access to the property and so the rear door would not be accessible from outside the site - The building complies with the Residential Extension Guidelines, which do not require a set off.			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
2	9 Firs Drive, TW5 9TA	Cranford	00452/9/P7	walter.hawkins@hounslow.gov.uk
Proposal	Erection of a first floor side extension			
No. of submissions: 1	<u>Summary of objections</u> - Loss of light to the houses opposite. <u>Summary of likely reasons for approval</u> - Proposal would not unduly harm the living conditions of neighbouring properties. Amended plans overcome harm to character and appearance of the area. Note: this application was placed on the Pending List, Week 14 for refusal. The application has since been amended with a roof design matching the original.			
Outcome	Delegated decision			

Breaches of Planning Control where Enforcement is to be undertaken

Item	Address	Ward	Ref. No.	Case officer details
1	83 Byron Avenue TW4 6LU	Cranford	OUTR/2013/00617	faisal.queshi@hounslow.gov.uk
Breach	Unauthorised sub division of the property into two flats and unauthorised self-contained outbuilding			
Proposed remedy	Remedial Action: • Cease the use of the property as two flats • Remove all kitchens and associated kitchen facilities from the 1st floor and the outbuilding • Remove all bathrooms and associated bathroom facility from the outbuilding • Remove all resultant debris from the Land Reasoning: Insufficient provision of private or communal amenity space – substandard form of accommodation contrary to Local Plan policy SC5 Insufficient information to demonstrate the use wouldn't compromise traffic and pedestrian safety contrary to Local Plan policy EC2.			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
2	137 Mornington Crescent Hounslow TW6 1JH	Cranford	BWR/2011/00011	faisal.queshi@hounslow.gov.uk
Breach	Unauthorised erection of a single storey rear extension, use of outbuilding as self-contained flat, use of outbuilding for commercial business and use of the property as an unauthorised House of Multiple Occupation (HMO)			
Proposed remedy	Remedial Action: • Cease the use of the property as an House of Multiple Occupation (HMO) and remove all tenants from the main house • Cease the use of the outbuilding as a separate residential unit and remove all tenants from the outbuilding • Cease the use of the outbuilding as commercial business use and remove all associated business stock • Remove the unauthorised single storey rear extension • Remove all resultant debris from the Land Reasoning: The unauthorised conversion of a House into HMO and the outbuilding as separate residential unit results in substandard living conditions for the current and future occupiers. Lack of private amenity space for the occupiers of the outbuilding and main dwellinghouse contrary to SPG10 and SC6 No sustainable waste facilities for the development and lack of parking for the occupiers – EQ7 and EC2. Harm to neighbouring properties due to noise disturbance and privacy – contrary to policies CC1 SC5 EQ7 EQ5.			
Outcome	Delegated decision			

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ISLEWORTH & BRENTFORD AREA**Minor & Householder Applications to be recommended for REFUSAL**

Item	Address	Ward	Ref. No.	Case officer details
1	305 Jersey Road, TW7 5PH	Osterley & Spring Grove	00647/305/P1	kosma.nykiel@hounslow.gov.uk
Proposal	Erection of single storey side and rear extension and first floor side extension to convert the existing house into one two-bedroom flat and three one-bedroom flats			
No. of submissions: 1	<u>Summary of objections</u> - Will increase the parking pressure - Overcrowding due to too many units within the building <u>Summary of likely reasons for refusal</u> - Harm to the character and appearance of Osterley Park Conservation Area - Harm to neighbours' living conditions - Inadequate parking layout			
Outcome	Delegated decision			

Item	Address	Ward	Ref. No.	Case officer details
2	303 Jersey Road, TW7 5PH	Osterley & Spring Grove	00647/303/P9	kosma.nykiel@hounslow.gov.uk
Proposal	Erection of a pair of semi-detached four-bedroom houses, following demolition of existing house.			
No. of submissions: 1	<u>Summary of objections</u> - The existing house should have not been demolished, as it is a home to three households <u>Summary of likely reasons for refusal</u> - Harm to the character and appearance of Osterley Park Conservation Area			
Outcome	Delegated decision			

PENDING DECISIONS LIST

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Development on Council Land

None

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Tree Preservation Orders with objections

None
